

33 Stockbridge Road, Winchester, Hampshire SO22 6RW

Offers Over £800,000 Freehold

Nony Kerr-Smiley in association with MARTIN&CO

MARTIN&CO

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Winchester SO22 6RW

4 Bedrooms, 1 Bathroom

Offers Over £800,000

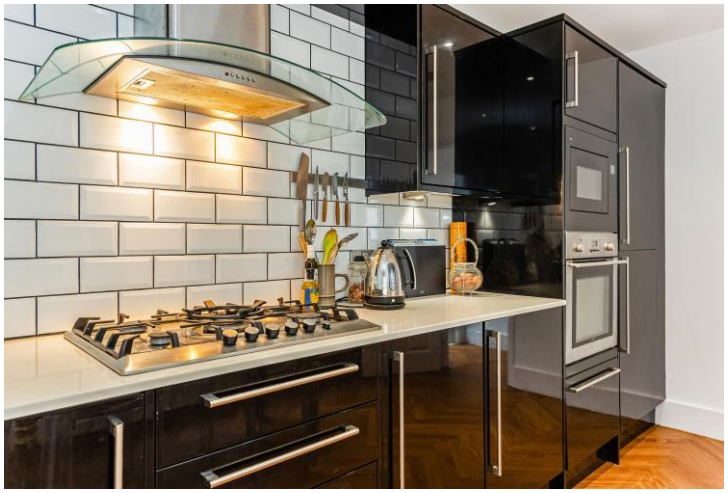
- Beautifully extended character four-bedroom family home
- Located in popular Fulflood, in Westgate and Western School catchments
- High ceilings, original fireplaces and charming period details
- Extended kitchen/breakfast room
- Spacious sitting room with bay window and wood burning stove
- Dining room, Utility room, cloak room and storage
- Large principal bedroom and three further good-sized bedrooms
- Stylish family shower room
- Southerly facing garden with rear access
- Close to local shops and walking distance to mainline station
- Potential for further extension (WCC PP ref 22/02435/HOU)

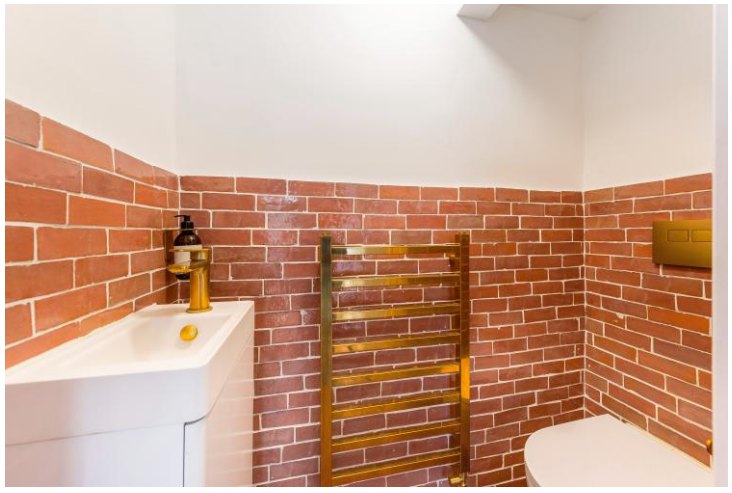












33 STOCKBRIDGE ROAD
WINCHESTER, SO22 6RW

Beautifully extended four-bedroom character home in sought-after Fulflood, combining charming original features with bright, spacious accommodation, a delightful southerly facing garden, within easy walking distance of Winchester's mainline railway station and highly regarded schools.

Please note that planning permission was granted in January 2023 for a single storey side extension (Planning Application Reference: 22/02435/HOU), and whilst the application expired earlier this year, it could be reapplied for using existing plans and drawings.

This attractive family home offers a wonderful balance of period character and modern living, with generous proportions, high ceilings and a wealth of original features, including decorative arches, corbels and beautiful fireplaces. Thoughtfully extended to create a superb kitchen/breakfast room, the property provides versatile and welcoming accommodation ideally suited to contemporary family life.

A traditional tiled pathway leads to the front door, opening into a spacious entrance hall which immediately introduces the character and proportions found throughout the house.

Undoubtedly one of the highlights of the property is the impressive extended kitchen/breakfast room, which forms the heart of the home. Beautifully fitted with an extensive range of contemporary units, generous work surfaces and integrated appliances from Miele, Bosch and Neff, and with Karndean flooring, this bright and spacious room offers ample space for a large dining table, making it perfect for everyday family life and informal entertaining.

A separate utility room provides valuable additional practicality, while a ground floor cloakroom, recently refitted and with a range of tiling from Fired Earth, and useful understairs storage complete the accommodation on this level.







SITTING ROOM: The elegant sitting room is a particularly inviting space, with a beautiful bay window allowing natural light to flood the room, while a woodburning stove set within a stunning original tiled fireplace creates a charming focal point and a wonderfully cosy atmosphere during the cooler months.





SECOND RECEPTION ROOM:

A further reception room, also with a charming feature fireplace, offers excellent versatility and could equally serve as a cosy snug, children's playroom or home office, allowing the accommodation to adapt to the changing needs of family life.









AND SO TO BED: Upstairs, the cleverly arranged split landing leads to four well-proportioned bedrooms, offering flexibility for growing families, guests or those wishing to work from home. The bedrooms retain much of the property's period charm, with high ceilings and attractive original features. A striking contemporary shower room with charming porthole style window has a large double walk in rainfall shower cubicle, wc, and a porcelain basin which sits upon a marble countertop. There are elegant, brushed brass fittings and a statement heated towel rail, and all finished with beautiful patterned tiling from Fired Earth.













LOCATION: Fulflood is one of Winchester's most sought-after residential areas, particularly popular with families and commuters thanks to its welcoming community atmosphere, excellent schooling and exceptional convenience for both the railway station and city centre.

The property is ideally positioned within easy walking distance of Winchester's mainline railway station, offering direct services to London Waterloo, making it an excellent choice for those commuting to the capital. A variety of independent shops, cafés, restaurants, takeaways and popular local pubs are also close at hand, providing a wonderful sense of neighbourhood life.

The historic city centre is just a pleasant stroll away, offering an excellent selection of boutiques, shops, restaurants and cultural attractions. Winchester's magnificent cathedral, Theatre Royal, cinema, museums and picturesque riverside walks provide plenty of opportunities for leisure and recreation.

THE PROPERTY:

Construction: Dating from the 1800's, an extended four-bedroom terraced house over two floors. Original construction is of traditional brick with rendered elevations under a slate roof.

The property has undergone some updating in the past three years including replacement of most of the windows, new bathroom and downstairs cloakroom. Planning permission was granted in January 2023 for a single storey side extension (Planning Application Reference: 22/02435/HOU), and whilst the application expired earlier this year, it could be reapplied for using existing plans and drawings.

Local Authorities: Hampshire County Council and Winchester City Council
Services: All mains services connected.

Tenure: Freehold
Parking: The property benefits from on street residents permit parking, available via Hampshire County Council
Heating: Gas fired central heating. Pressurised water system.
EPC: Band E; Council Tax Band: D
Broadband: (Data via Ofcom) Speeds available in this area: Standard Max 16 Mbps Download speed; Superfast Max 80 Mbps Download speed; Ultrafast Max 1000 Mbps Download speed
Flood Risk: (Data via Environment Agency) Surface Water – very low; Rivers and Seas – very low.







EDUCATION: For families, the educational opportunities are a particular attraction. The property falls within the catchment areas for Western Church of England Primary School and The Westgate School, both within walking distance, while the highly regarded Peter Symonds Sixth Form College is also conveniently close by.

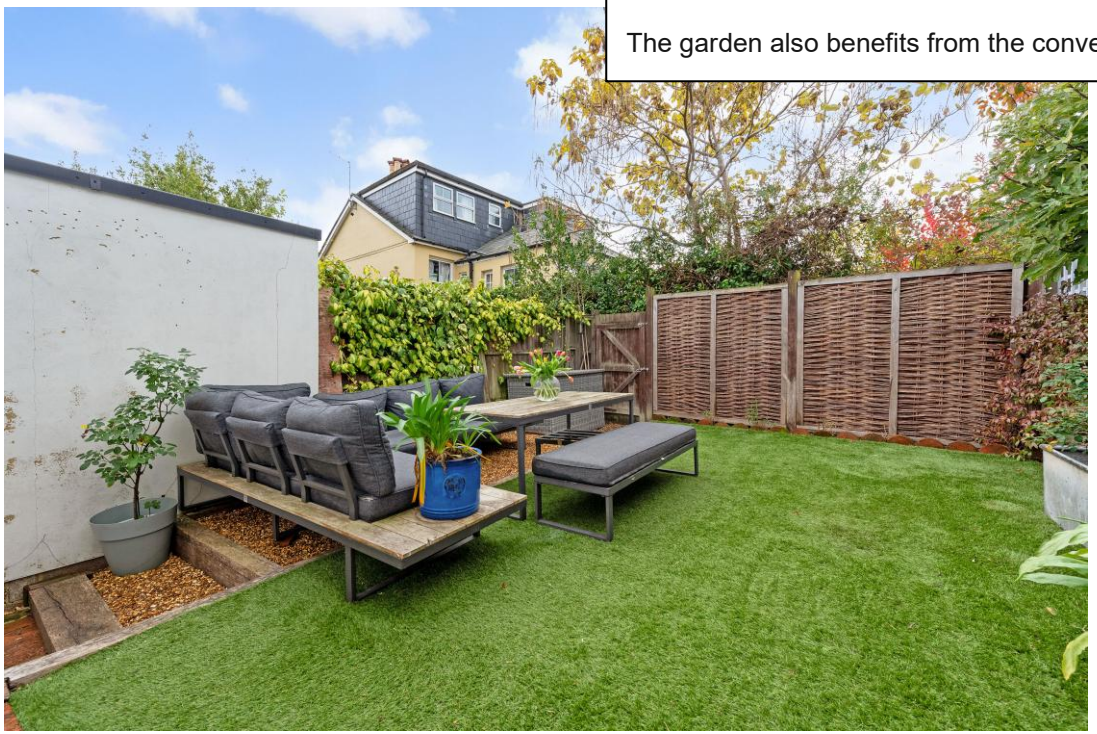
Winchester is equally well served by an excellent selection of independent schools, including Winchester College, St Swithun's School and King Edward VI School, together with respected preparatory schools such as The Pilgrims' School, Twyford School and Prince's Mead.





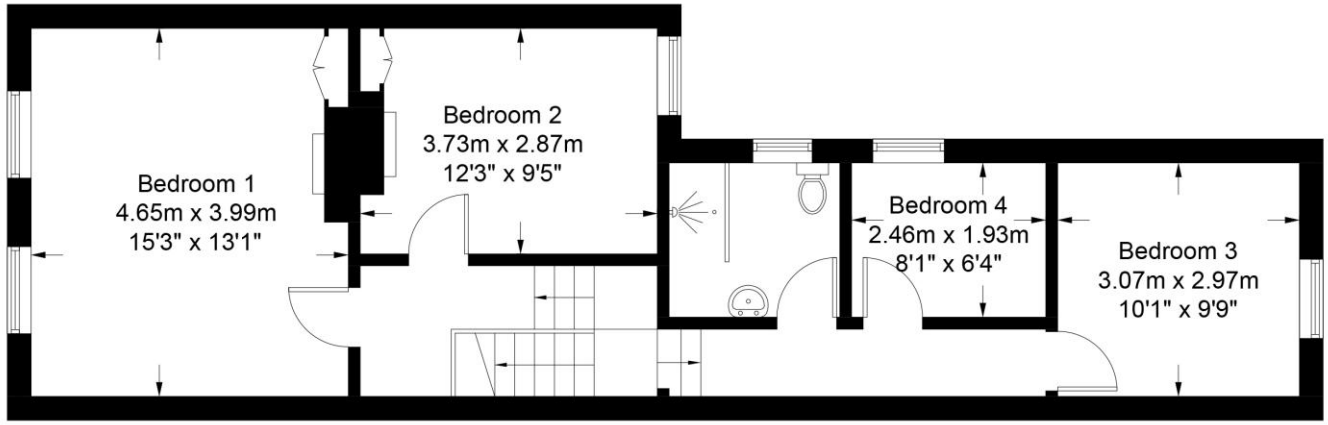
GARDEN: Outside, the delightful southerly facing rear garden, currently configured for low maintenance and ease of use, provides a secluded and peaceful retreat, ideal for outdoor dining, relaxation and family enjoyment.

The garden also benefits from the convenience of rear pedestrian access.

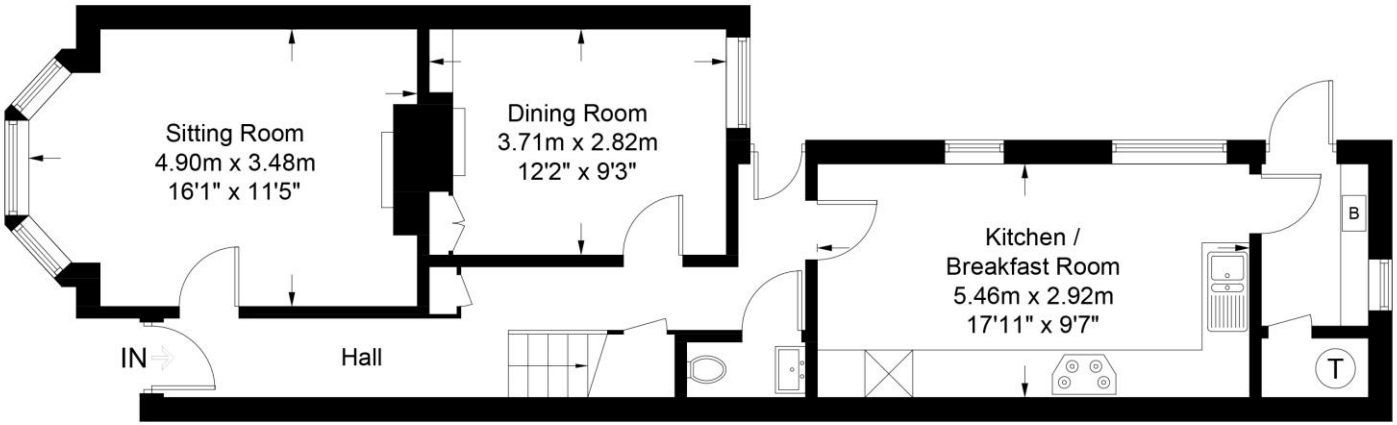




Approximate Gross Internal Area = 122.5 sq m / 1318 sq ft



FIRST FLOOR



GROUND FLOOR

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Emzo Marketing (ID860406)

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The Property Ombudsman